



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne, Dorset, BH21 1UR**



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## LEASEHOLD PRICE £175,000

A desirable and well presented one bedroom upper ground floor purpose built apartment with allocated off road parking space and within easy level walking distance of the town centre.

- Steps lead up to communal entrance door
- Security entry phone system
- Entrance hallway with storage/meter cupboard
- Spacious sitting/dining room enjoying a dual aspect
- Open plan recently fitted modern kitchen with soft closure base and eye level units with stone worktops, inset Bosch electric oven and hob and extractor fan over, space for appliances, side window.
- Double bedroom with mirror fronted built in wardrobes
- Recently fitted luxury bathroom with shaped enclosed bath with electric shower over, vanity unit with wash hand basin and enclosed WC with medicine cabinet over, fully tiled walls, under floor heating
- Double glazed and electric heating
- Allocated parking space
- Well maintained communal grounds
- Tenure: We understand from the vendor there are 959 years lease remaining
- Maintenance: We understand from the vendor is £456 every 6 months
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Marlborough Court is ideally placed to combine the advantage of town living with easy access to open countryside and the river Stour nearby. Wimborne town centre is within easy walking distance where you will find a number of shops, restaurants, coffee shops, public houses and the popular Tivoli theatre.

EPC RATING: C

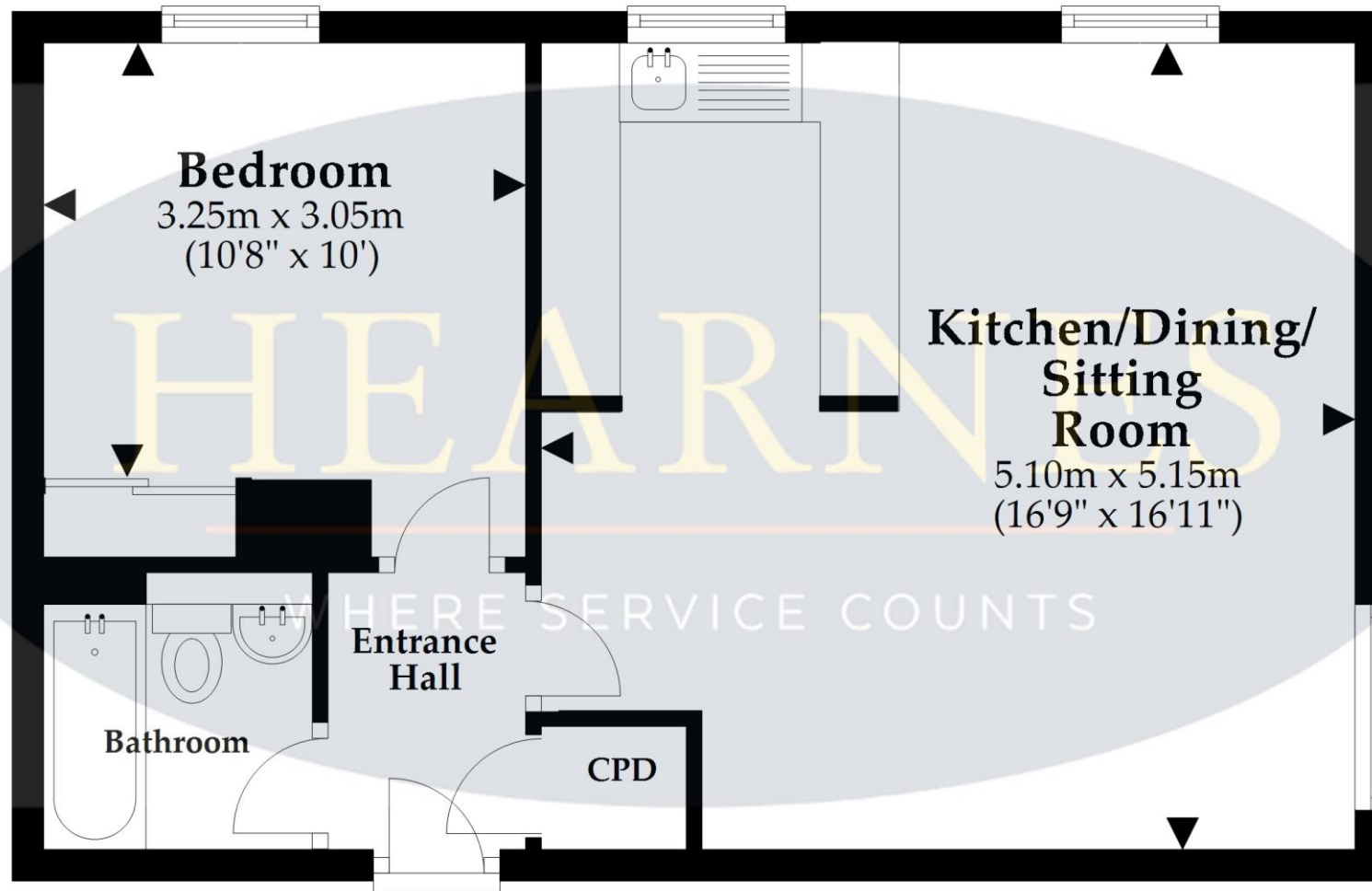
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.




Note; Measurements  
were not taken by LJT  
Surveying and we  
cannot guarantee their  
accuracy

## Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 42.8 sq. metres (461.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying  LJT SURVEYING  
Ringwood

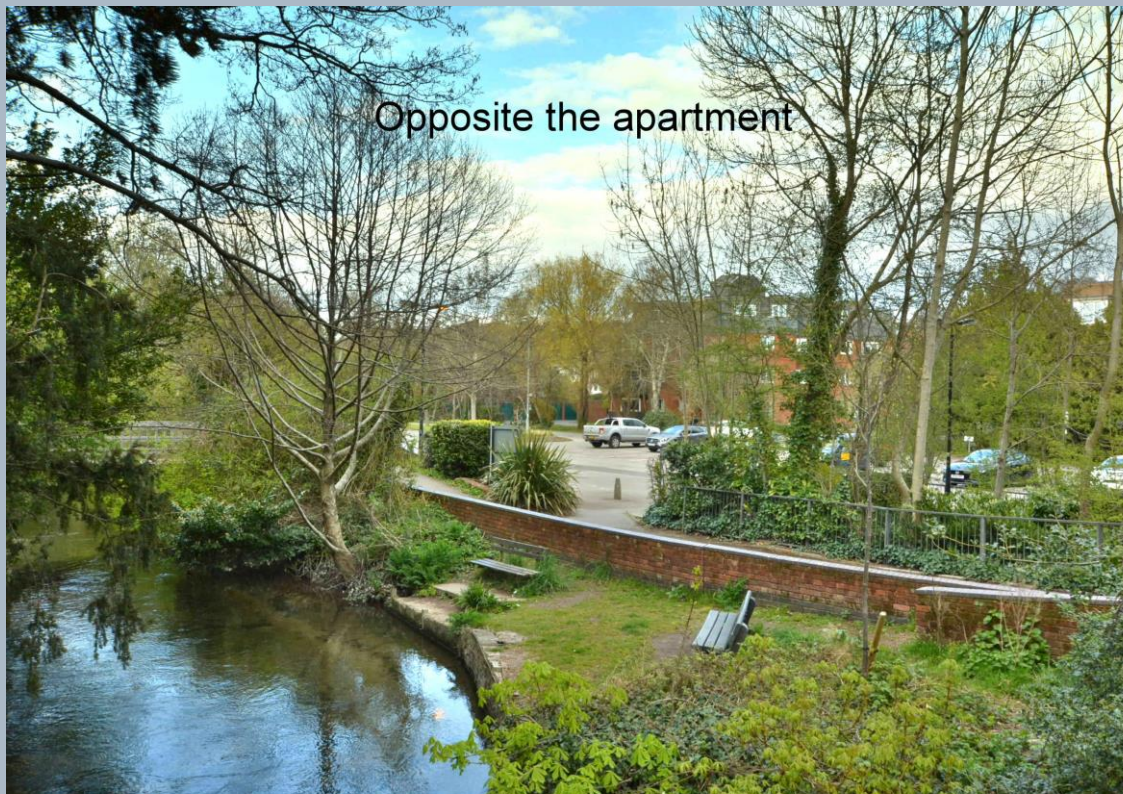
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD





Opposite the apartment



Opposite the apartment